

**Central Middle School Building Committee  
Meeting Minutes**



**MEETING DETAILS**

Meeting Number	25-077
Purpose	Special Meeting
Meeting Date	10/2/25
Meeting Time	12:00 PM
Location	Virtual (Zoom)

Name	Committee Members	Attendance
Joe Rossetti	Chair, DRC Member	Present - virtual
Clare Kilgallen	Vice Chair; Communications Working Group Member, DRC Member	Present - virtual
Christina Poccia	Secretary, DRC Member	Present - virtual
Tony Turner		Present - virtual
Harry Fisher	BET Rep   Financial Working Group Member	Present - virtual
Laura Kostin	BoE Rep, DRC Member	Present - virtual
Joshua Caspi		Absent
Todd Klair		Present - virtual
Joe Kelly	Financial Working Group Member	Present - virtual

Name	Ex-Officio Members	Attendance
Dennis Yeskey	P&Z	Absent
Dan Watson	GPS	Absent
Michael Kiselak	DPW	Present - virtual
Stephanie Cowie	RTM, DRC Member	Present - virtual
Lauren Rabin	Board of Selectmen; Communications Working Group Chair	Absent
Thomas Healy	CMS Principal	Absent

Name	Company	Title	Attendance
Peter Rader	JLL	Vice President/Associate Director	Present - virtual
Jose Cardoso	JLL	Senior Project Manager	Present - virtual
John Munnick	JLL	Associate Project Manager	Present - virtual
Don Buccì	JLL	Managing Director	Absent
Stephen Gross	JLL	Vice President	Absent
Kemp Morhardt	SLAM	Principal	Present - virtual
Stephen Martocchio	SLAM	Associate Principal	Present - virtual
Jen Behette	BoE Rep		Present - virtual

Agenda Item	Topic	Description
1.00	Call to Order	The meeting was called to order at 12:08 PM by Vice Chair Clare Kilgallen, who noted that Chair Joe Rossetti was attending remotely from Italy and that she would be acting as chair.
2.00	Housekeeping / Adjustments	No update.
3.00	Discussion & Possible Vote	

I. Authorize/release SLAM to revise design incorporating the fire flow test results to meet required fire protection demand

The committee addressed a critical issue where recent fire flow testing revealed that Aquarion Water Company cannot provide adequate water pressure despite their 2024 will-serve letter, forcing a redesign of the fire suppression system. SLAM and CES engineering must now redesign the system to incorporate a supplemental storage tank to compensate for the lower available 410 GPM fire flow test. The work falls under a \$125,000 allowance (covering both fire system redesigns) tracked on a time-and-materials basis, with the committee opting not to include cost caps in the motion due to scheduling urgency. Turner Construction has already submitted notice of delay claims, making immediate approval essential to avoid further project delays. The goal is to complete shop drawings by the October 14th committee meeting. Clare Kilgallen informed the committee that a pressure monitoring test (fire flow test) would take place the starting this week, running from Wednesday to Wednesday, to gather more data for the fire marshal with a fire flow test being preformed post monitoring. Coordination efforts involve ongoing meetings between Aquarion, the Deputy Fire Marshal, and the design team to determine final tank specifications and implementation strategy.

**Motion:** Authorize and release SLAM to revise the design, incorporating the fire flow test results to meet required fire protection demand.

**Moved by:** Ms. Steph Cowie

**Seconded by:** Mr. Joe Kelly

**Roll Call Vote:** Approved with no objections, (8-0-0) | Harry Fisher - Yes, Joe Kelly - Yes, Todd Klair - Yes, Laura Kostin - Yes, Christina Poccia - Yes, Tony Turner - Yes, Clare Kilgallen - Yes, Joe Rossetti - Yes Absent: Joshua Caspi

II. Authorize/release SLAM to redesign fire alarm system from a code-compliant manual system to an automatic system

The committee discussed the Deputy Fire Marshal Dawson's request to upgrade the fire alarm system from the current code-compliant manual system to a fully automatic system. Kemp Morhardt from SLAM explained that while the building was designed with a code-compliant manual fire alarm system as specified in the Ed Spec, the Authority Having Jurisdiction (AHJ) has the authority to require enhancements beyond minimum code requirements. The Deputy Fire Marshal Dawson has exercised this authority to request an automatic system, which would involve substantial changes including automatic detection in all locations rather than just manual pull stations. The current design does include some automatic elements where required by code, but the upgrade would expand automatic detection throughout the entire building. During discussion, the motion was amended to clarify that the system must meet local AHJ requirements, and committee members expressed the need for coordination calls with the fire marshal's office to ensure all requirements are properly addressed, including potential CO2 detection systems that were mentioned in previous discussions.

**Motion:** Authorize and release SLAM to redesign the fire alarm system from a code-compliant manual system to an automatic system per the local AHJ's requirements.

**Moved by:** Ms. Clare Kilgallen

**Seconded by:** Mr. Harry Fisher

**Roll Call Vote:** Approved with no objections, (8-0-0) | Harry Fisher - Yes, Joe Kelly - Yes, Todd Klair - Yes, Laura Kostin - Yes, Christina Poccia - Yes, Tony Turner - Yes, Clare Kilgallen - Yes, Joe Rossetti - Yes Absent: Joshua Caspi

4.00 Design Team Next Steps & Timing

SLAM and CES will recalculate fire suppression system based on lower flow rates  
Turner Construction subcontractor will update their shop drawings based on new calculations  
Goal to have approved shop drawings by October 14th committee meeting  
JLL to develop mini-schedule to outline tasks associated with these two motions  
SLAM will provide separate billing tracking for fire flow work versus fire alarm system work

**Timeline:**  
Shop drawing updates and approvals: Target completion by October 14th  
Fabrication timing: To be determined pending Turner input

5.00 Adjourn

**Motion:** Adjourn the meeting

**Moved by:** Mr. Joe Kelly

**Seconded by:** Ms. Steph Cowie

**Vote:** Meeting adjourned at 12:56 PM with no objections

**Prepared by:**  
Christina Poccia, Secretary  
Central Middle School Building Committee

Approved on XX/XX/25